



Addendum of Lease

This addendum in its entirety is considered part of the contract/lease.

Tenant Must Initial Each Section

Address: Property Address, Roanoke, VA 24011

Tenant: Tenant Name

Upon Move-in

1. Tenant understands that The Grandin Agency represents the owner exclusively.
2. Tenant understands that at move-in, a "RESIDENTIAL MOVE-IN MOVE-OUT INSPECTION REPORT" will be given to them and must be returned to our office within 5 days after move in to be valid and used for the walk out inspection. If not returned, tenant could be charged for items or damages not caused by tenant. This report is not a repair list.
3. Tenant understands that payments must be made online. EFT is available free of charge. There is a small fee for credit cards. Office payments will not be accepted.

_____ **Tenant has read and agreed to the above section**

Legal Binding Contract

1. Tenant understands that the lease is a legal binding contract and they are responsible for the lease until the end of the lease period. Tenant also understands that early termination of lease will cause tenant forfeiture of any and all security deposits held by the landlord and an additional early termination fee of \$500 in addition to normal lease payments that are due until lease end date or a replacement tenant can be obtained.
2. Tenant understands that if they request a month-to-month tenancy at the end of their lease, the owner has the right to raise the rent at their discretion.
3. Tenant must submit a written notice to vacate a full calendar month before they intend to move-out. For example, if tenant intends to move out on 6/15, a notice needs to be submitted by 4/30.

_____ **Tenant has read and agreed to the above section**

Security Deposit

1. Tenant understands the security deposit cannot be used for the last month's lease payment.

_____ **Tenant has read and agreed to the above section**

Collections

The Grandin Agency adheres to a strict collection policy and as such we'd like to repeat section #26 of the Lease Agreement.

“REASONABLE ATTORNEY'S FEES/COSTS OF COLLECTION.

If as a result of tenant's noncompliance with, or a breach of this Lease or the law, landlord employs an attorney at law, regardless of whether a lawsuit is filed, tenant agrees to pay landlord's reasonable attorney's fees and costs in all courts of competent jurisdiction at all tribunal levels, as well as any and all costs recoverable under Virginia law.”

1. Tenant understands that in the event a judgement is awarded, we will seek to garnish any bank accounts or means of employment on record.
2. Tenant understands that if a garnishment is unsuccessful for collecting outstanding balances, The Grandin Agency will hire a collection company to recover any outstanding balances.
3. Tenant understands that in the event a staff member of The Grandin Agency is required to attend a contested court hearing, The Grandin Agency will charge \$85 per hour to cover employee time.

_____ **Tenant has read and agreed to the above section**

Smoking/Pets

1. Tenant understands that this home is NON SMOKING.
2. Tenant understands that The Grandin Agency does not allow any pets at any property that shares a common wall such as duplexes, triplexes and apartments. Because of the potential damages caused by pets, all animals must be approved by the landlord. We require an additional monthly rent for each pet. Any discovery by management that pets are present without a landlord's consent will result in eviction action.

_____ **Tenant has read and agreed to the above section**

Maintenances and Tenants responsibility

1. Tenant understands that if they place an unnecessary maintenance request (one caused by the tenant or tenant responsibility), they will be responsible for a service fee of \$75.00 plus the cost of repair. Tenant needs to check breakers, light bulbs, batteries, GFI switches, filters, etc and be sure that they are working before submitting a maintenance request.
2. Tenant understands that replacing light bulbs, batteries, and filters are tenant's responsibility.
3. Tenant understands that they are not allowed to call outside vendors for repairs without written approval from Management. Tenant will NOT be reimbursed for repairs.
4. Tenant understands that if a refrigerator is provided with the home, the owner/management company is not required to fix any broken ice or water dispenser.

5. Tenant understands that if they want to use their own appliances, owner's appliances must be stored in a proper and safe manner on the premises.
6. Tenant understands that the A/C filters must be changed regularly (monthly) or a \$200 coil cleaning fee will be charged to tenant at move out. A/C calls that are due to a dirty filter or tenant neglect will be charged to the tenant.

_____ **Tenant has read and agreed to the above section**

Yard Maintenance and Home Owners Association Information (If Applicable)

1. Yard violations; tenant understands that any and all yard fines will be paid by the tenant. Tenant is responsible for landscaping. Yard is to be kept cleaned and weeded on a regular schedule. Porches and patios are not to be used for exterior storage.
2. Tenant understands that upon first notice from The Grandin Agency, a landscaper may be sent and tenant will be charged for the service. This is considered a breach of your lease.
3. Tenant understands that if they receive a yard violation or fine, they may be served a 14 day notice of violation of lease & a fine may be paid by the tenant.
4. Tenant understands that trash cans must be kept out of sight. If a violation occurs, the fine amount and an additional charge of \$50 or more will be applied to the tenants account.
5. Tenant understands (if applicable) that if the watering system does not work, they are required to use a hose and keep grass and plants alive. Tenants can be charged for dead grass and plants.

_____ **Tenant has read and agreed to the above section**

Trampolines and Above Ground Pools

1. Tenant understands that NO trampolines or above ground pools can be installed on premise. These represent a substantial liability to all parties and are not covered by most insurance policies. Any discovery by management that these items are present will result in eviction action.

_____ **Tenant has read and agrees to the above section**

Bed Bugs

1. Tenant understands that in the event that bed bugs are discovered in the tenants unit, the tenant is responsible for all costs incurred eradicating the issue in their unit as well as any of the units the bugs may have spread to.

_____ **Tenant has read and agreed to the above section**

Final Inspection

1. Tenant understands that the final inspection will be completed only after the home is vacant, clean, all garbage and debris removed. An Inspector will come to take pictures and document the condition of the home. Home must be in a final cleaning stage and ready to turn over to management. Tenant may be present at walk through, but does not have to be there. You will not be allowed to come back to clean.
2. Tenant understands that all keys and openers must be returned to management or the tenant will be charged to replace and re-key for the property as well as any additional rent and fees required to complete this action.
3. Tenant understands that manager and owner will review the inspection report before the release of security deposit. It will be returned within 45 days.
4. Tenant understands that no verbal agreement may be made at the walk-through by either party. It must be in writing.
5. Tenant understands that all utilities must be left on through the last day of the lease.
6. Tenant understands that if the home is not clean at inspection, the utilities must be turned back on. A charge of \$75 per utility may be applied.
7. Tenant understands that any and all items left at the home after move out will be disposed immediately.

Tenant has read and agreed to the above section

X _____
Tenant Date

X _____
Tenant Date

X _____
Tenant Date

X _____
Tenant Date

X _____
Landlord/Owner/Agent Date

